

**Sandalo Townhomes
70th St and Cochise, Scottsdale AZ**

**Design Review Project Narrative
July 14, 2005**

Zoning

The property is zoned R-5. This project conforms to the allowable uses under R-5.

Context

The proposed project will be constructed on a vacant lot of approx. 2.19 acs located at the northwest corner of Cochise Rd and 70th St, approximately ½ mile west of the intersection of Scottsdale Rd and Shea Blvd and south of Shea Blvd. This is an infill property, the last undeveloped lot in the immediate area. The property was previously zoned SR until the applicant rezoned the property.

Surrounding uses include offices directly to the east and west of the property, retail to the north and multi-family to the south, southeast and southwest.

Applicant's Request

The applicant requests site plan, landscape plan, and elevation approval for the proposed Townhome community. The proposal includes 6 buildings that will contain 44 two and three story units for a total building area of approximately 98,000 s.f.

Access to the project is from an existing drive from Cochise and a shared access easement from 70th Street. The shared access drive will be gated and will be used only for Emergency and service vehicles. Access from Cochise will serve as the main entrance to the property and will also be gated. Circulation to the residential units is internalized with generous front yard landscaped open space. Garages for the townhomes are accessed from an internal landscaped driveway. Guest parking spaces will be located on the side of this driveway. A swimming pool and other amenities for the residents are located in the heart of the property.

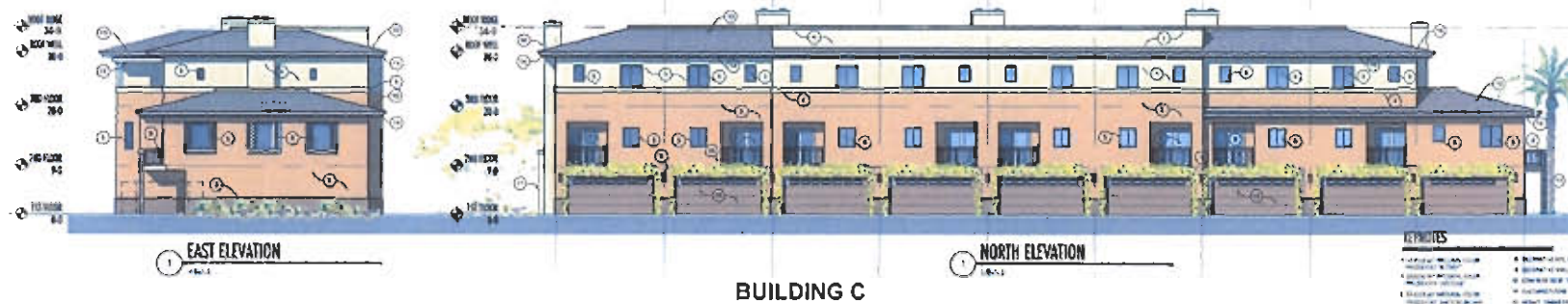
Materials will be Sand Finished Stucco in three different colors, Stacked Culture Stone Veneer accent walls and site walls, Painted metal railings and Flat Concrete Tile roofing.

Windows will be recessed metal clad windows with low-e glass and a painted finish.

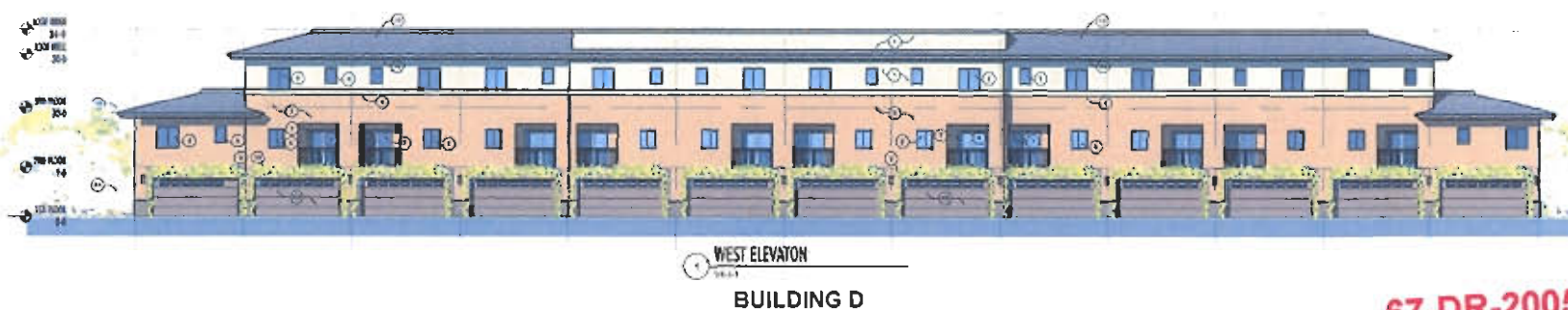
Entry doors will be painted black. Garage doors will be painted to match the base stucco.

The landscape plant palette will be in character with the surrounding properties. Desert trees will be used as a formal street theme tree and date palms will be used as an accent at the main entry drive and around the pool area to help create a resort feel.

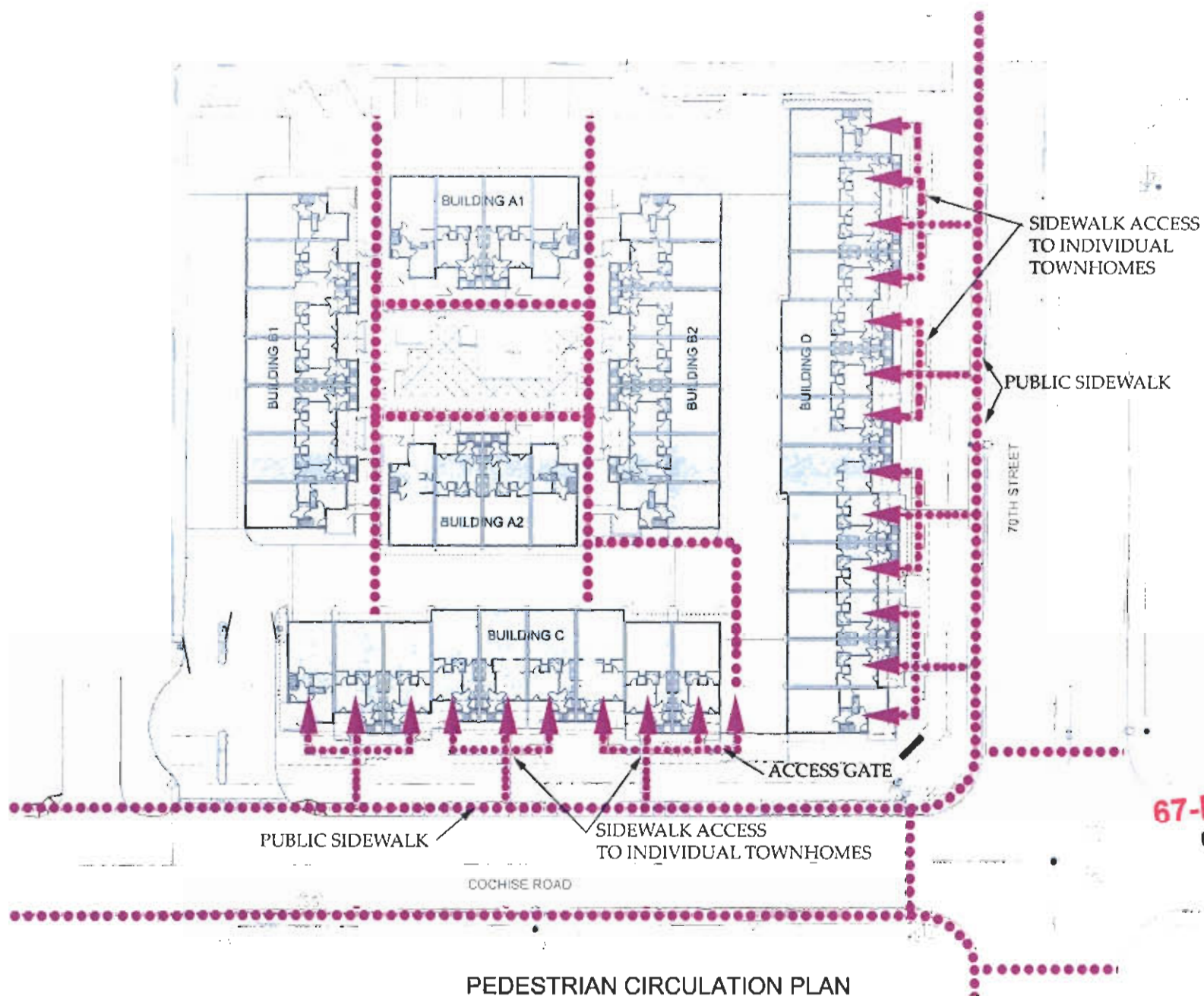
The project is not designed to duplicate the surrounding existing architecture, but does draw from some of the surrounding buildings through the use of long horizontal lines, stucco walls, tile roofs and recessed windows.



- REMARKS**
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PEDESTRIAN CIRCULATION PLAN



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SANDALO TOWNHOMES-DESIGN REVIEW SUBMITTAL
KUTV/CNN ARIZONA
ON STREET ART COURSE

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